



MINUTES OF THE MIDTOWN MANAGEMENT DISTRICT BOARD OF DIRECTORS MEETING

March 2, 2022

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, March 2, 2022, at 11:00 a.m. at the offices of Bracewell LLP, 711 Louisiana Street, Suite 2300, Houston TX 77002, and via Webex at the following link: <https://bracewell.webex.com/bracewell/j.php?MTID=m9b0c52320e2908b2d07e735971cc0905> or dial US Toll Free 1-855-282-6330, and when prompted enter Access Code **2596 268 0709**.

The roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Darcy John Lefsrud	Pos. 10	Daniel Arguijo
Pos. 2	Gloria Haney	Pos. 11	Debbie Tyler-Dillard
Pos. 3	Amar Mohite	Pos. 12	Muddassir Siddiqi, Ph.D.
Pos. 4	James Llamas	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Vacant	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	William Fulton	Pos. 17	Charles Washington
Pos. 9	J. Allen Douglas		

1. CALL MEETING TO ORDER AND VERIFY THAT A QUORUM IS PRESENT

It was announced that the meeting was being conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location was open to the public during open portions of the meeting.

At 11:00 a.m. Ms. Alvarado called the roll of the Board of Directors and verified that a quorum of the Board of Directors was physically present at the above referenced meeting location, specifically, Directors Lefsrud, Haney, Mohite, Llamas, Fulton, Douglas, Tyler-Dillard, Siddiqi, Chan, Johnston, Criglar and Washington.

Directors LeVasseur, Bertrand-Pitts, Arguijo and Young attended and participated in the meeting via video conferencing and telephonic conferencing.

No Directors were absent from the meeting

Also, physically present at the meeting were Clark Lord of Bracewell LLP.

The following persons attended the meeting virtually via video conferencing and/or telephonic conferencing: Midtown Staff members, Matt Thibodeaux, Kandi Schramm, Cynthia Alvarado, Vernon Williams, Marlon Marshall, David Thomas, Amaris Salinas, Mechelle Phillips, Mark Sullivan, Willie Larry, Jaime Giraldo, and Danielle Fanfair. Also in attendance was Peggy Foreman of Burney & Foreman, Erica Rocha with S.E.A.L. Security Solutions LLC., and Shantell Sowell.

Vice-Chair Lefsrud called the meeting to order and welcomed everyone.

2. RECEIVE PUBLIC COMMENTS

Vice-Chair Lefsrud announced Members of the public are invited to speak during this portion of the agenda. Please limit your comments to no more than 3 minutes. Speakers may not yield all or a portion of their time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire Board, not individual Board members. If you would like to speak during the Public Comments portion of the meeting, we ask that you please announce yourself now.

Ms. Alvarado reported that Roger Rigsby had sent an email requesting the opportunity to comment. He was not in attendance at the beginning or end of the meeting.

3. CONSENT AGENDA

- A. APPROVE MINUTES FOR THE DECEMBER 1, 2021, BOARD MEETING.**
- B. APPROVE FINANCIAL REPORT FOR THE MONTH OF NOVEMBER 2021.**
- C. APPROVE THE FINANCIAL REPORT FOR THE MONTH OF DECEMBER 2021.**
- D. APPROVE PAYMENT OF INVOICES FOR JANUARY 2022.**
- E. APPROVE PAYMENT OF INVOICES FOR JANUARY 2022.**
- F. APPROVE EQUI-TAX REPORT FOR DECEMBER 2021.**
- G. APPROVE EQUI-TAX REPORT FOR JANUARY 2022.**

Ms. Alvarado presented the consent agenda as noted. Director Washington made a motion to approve the consent agenda as presented. The motion was seconded by Director Douglas and carried by unanimous vote.

REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE 4TH QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING DECEMBER 31, 2021.

Mr. Thomas directed the Board's attention to the written Investment Report from Investment Officer Matt Thibodeaux. Mr. Thomas stated that as the District Accounting Manager he prepared the 4th Quarter Investment Report 2021 in accordance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District.

Mr. Thomas presented the investment report and stated that the average interest rate on all accounts was 0.0688% for the 4th Quarter. He further stated that the amount of interest earned was \$662.18.

Director Chan made a motion to approve the Investment Report as presented. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

RATIFY THE LETTER OF SUPPORT FOR THE PARKING BENEFITS DISTRICT AND THE COMMUNITY PARKING PROGRAM

At the February board meeting Maria Irshad, the assistant director of ParkHouston presented to the board and public a presentation regarding the city Houston's proposed Parking Benefits District and the Community Parking Program. Prior to this meeting ParkHouston requested a letter of support for the proposed ordinances has been drafted and sent to ParkHouston for their use in presentations to city council. The proposed ordinances are scheduled to go to city council sometime March. Director Mohite made the motion to ratify the letter of support for the proposed

city of Houston Parking Benefits District and the Community Parking Program as presented. The motion was seconded by Director Tyler-Dillard and carried by unanimous vote.

ii. Amended agreement with S.E.A.L. Security Solutions LLC.

Mr. Giraldo presented an amendment to our existing S.E.A.L. Security Solutions, LLC contract. S.E.A.L. Security is our current security provider within Midtown. They provide patrol services and a security presence as well as responding to dispatched to calls for service by stakeholders via their dispatch operations line. As part of the FY 2022 budget process the Public Safety Committee included the funding for 20 additional hours weekly to the S.E.A.L. Contract increasing it from 120 hours to 140 hours a week. S.E.A.L. can accommodate the additional hours. The funding has been verified by our accounting manager and the budget has been approved by the Board of Directors. By adding in the hours, we are maximizing patrol coverage.

Director Criglar made the motion to approve the amended agreement to increase patrol hours with S.E.A.L. Security Solutions LLC as presented. The motion was seconded by Director Chan and carried by unanimous vote.

4. RECEIVE COMMITTEE ACCOMPLISHMENT REPORTS AND REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:

- A. Service & Maintenance Committee – Christopher Johnston, Chair**
- B. Cultural Arts & Entertainment Committee – Charles Washington, Chair**
- C. Marketing & Economic Development Committee – Debbie Dillard, Chair**
- D. Urban Planning Committee – James Llamas Chair**
- E. Finance and Budget Committee – Kelly Young, Chair**
- F. Community Activity Report – Christopher Johnston, Liaison**
 - i. Super Neighborhood #62**
- G. Public Safety Committee- J. Allen Douglas, Chair**
 - i. Security Coordinators Report**
- H. Executive Committee – Darcy Lefsrud, Vice-Chair**

Items that were presented at the Executive Committee are action items on this agenda.

REPORT ON CAPITAL PROJECTS OF THE MIDTOWN REDEVELOPMENT AUTHORITY (MRA)

Caroline Street – This is a TXDOT managed project. The contractor is continuing to work on sidewalk and paver installation. Some work is delayed due to timing as we work with CenterPoint Energy and AT&T to remove their poles from certain areas. Upcoming work includes installation of pedestrian amenities such as installing trash receptacles, signage, seating, bike racks and rain gardens. In December the contractor submitted a substantial completion report scheduled for April 2022. MRA staff believes that is no longer an accurate estimate.

Baldwin Park – This is an MRA partner project with the Service and Maintenance Committee

of the Midtown Management District. Currently the installation for the electrical conduit to add in additional lighting and electric utilities is taking place. The construction areas of the park are closed to residents. Weather permitting this is an anticipated 6-month project with completion scheduled for August of 2022. The MRA and our media team continue to work together to disseminate project updates on social media. There has been a blog written that includes the scope of the work and how access will be restricted in the construction areas and how that will impact the community.

PARTNER PROJECTS

The Tuam Street Partner Project – This is a city of Houston project in cooperation with Midtown. This project is currently working the normal city of Houston protocols. The interlocal agreement has been approved and a construction company has been selected. This project has received City Council approval and construction is scheduled to start in the 3rd quarter of 2022.

Street Overlay Project - A partnership project with the city of Houston. Our teams are completing our prioritization maps which will be used to by the city to develop cost estimate agreements to include in the interlocal agreement and used as the basis for our DCR forms for interagency approval processes. We are hoping to begin construction later this year.

Sidewalk Project - We are in discussions with the city regarding which sidewalks are repairs versus which sidewalks are full replacements to line up with the Walkable Places Ordinance. The city will not be providing construction, but they will have input on what is considered repairs versus what we replace s part of the Walkable Places Ordinance in certain areas.

Glover Park Project – We are waiting for utility company to sign off on the project so we can submit the project to the city of Houston for approval. Hopefully we can secure city approval while the Baldwin Park construction team is still on site so that, depending on cost estimates the Baldwin Park contractors can add Glover Park to their scope of work without having to re-mobilize. This is a small scope of work.

WITH RESPECT TO THE FOREGOING AGENDA ITEMS, THE BOARD MAY CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING AS APPROPRIATE AND NECESSARY.

- a. Consultation with attorney (Section 551.071, Texas Government Code);
- b. Personnel matters (Section 551.074, Texas Government Code).

There was no Executive Session.

ANNOUNCEMENTS

Were made at the meeting.

NEXT MEETING DATE

Vice-Chair Lefsrud announced that the next Midtown Management District Board of Directors meeting will be held on Wednesday, April 6, 2022, at 11:00 a.m. and that more details will be forthcoming.

ADJOURN

There being no other business, the meeting was adjourned.

Marylene Chan

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Marylene Chan
Board Secretary

4/21/2022

Date